

# Thirlmere Close Killingworth

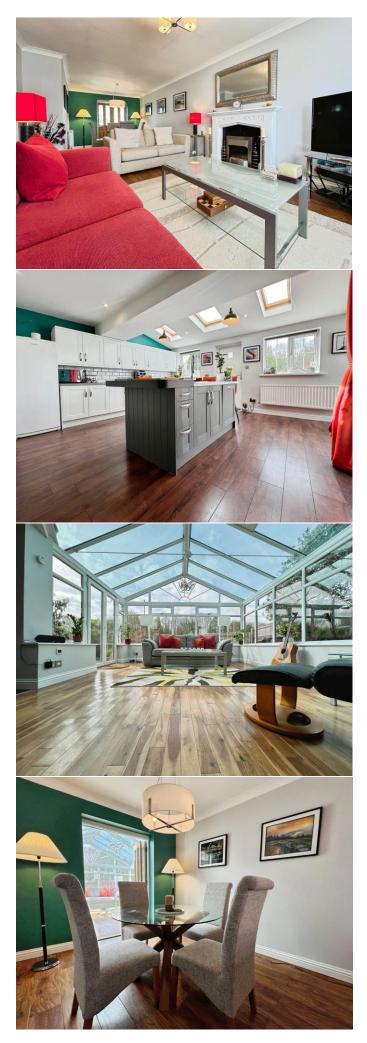
This immaculate detached house boasting an impressive three double bedrooms, is an ideal property for families, offering ample living space in a highly desirable location. The master bedroom comes equipped with an ensuite with large walk-in shower, providing a touch of luxury and convenience. The family bathroom has a rain shower and gorgeous free standing bath tub. With two reception rooms and a large conservatory with multi fuel stove, this house is perfect for those who enjoy entertaining or crave the space for family leisure time. The fully fitted Wren kitchen, the heart of the home, with built in appliances. An inviting space where you can create memorable meals for family and friends. This property has been meticulously maintained and is in pristine condition, ready for its new owners to move in. The property is situated in a sought-after location, with excellent public transport links and nearby schools, making it an ideal setting for a growing family. One of the stand-out features of this property is its south-westerly facing garden. This outdoor space is astro turfed and not overlooked which is perfect for those who enjoy gardening or simply wish to have their own private oasis to relax in. Additional benefits include a single integral garage and block paved driveway providing ample parking, ensuring you will never have to worry about finding a place to park your vehicle.

# Offers Over: **£300,000**

ROOK MATTHEWS

SAYER

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### ENTRANCE DOOR to

HALLWAY staircase to first floor LOUNGE/DINING: 24'9 x 11'10 (7.55m x 3.61m) CONSERVATORY: 16'11 x 12'4 (5.16m x 3.75m\_ OPEN PLAN KITCHEN: 17'11 x 14'7 (5.45m x 4.45m) FIRST FLOOR LANDING BEDROOM TWO: 18'0 x 7'9 (5.49m x 2.36m) FAMILY BATHROOM/SHOWER ROOM: 15'7 X 6'4 (4.76m x 1.92m) BEDROOM THREE: 11'5 x 9'6 (3.48m x 2.89m) MASTER BEDROOM: 18'5 x 10'11 (5.62m x 3.34m) ENSUITE

GARAGE: 21'2 x 9'4 (6.45m x 2.85m)

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: GAS CENTRAL & WOOD BURNER Broadband: FIBRE TO CABINET Mobile Signal Coverage Blackspot: NO Parking: LARGE DRIVEWAY & SINGLE INTEGRAL GARAGE

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **RESTRICTIONS AND RIGHTS**

Listed? NO Conservation Area? NO Restrictions on property? NO Easements, servitudes or wayleaves? NO Public rights of way through the property? NO

#### RISKS

Flooding in last 5 years: NO Risk of Flooding: ZONE 1 Known safety risks at property (asbestos etc...): NO

#### ACCESSIBILITY

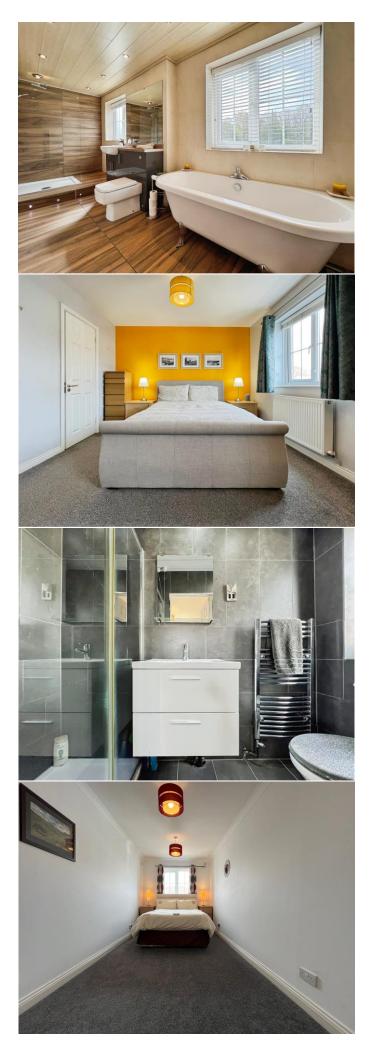
This property has no accessibility adaptations: E.g. Ramp access to front door E.g. Accessible handrail to side door E.g. Wet room to ground floor E.g. Lift access to first floor

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D EPC RATING: D

FH00008602 .NF.NF.29/04/2025.V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any applicances. RMS has not tested any apparatus, little of the property and the buyers must obtain verification to this property.

## **16 Branches across the North-East**



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.